



**Surry County**  
**Department of Planning & Community Development**  
P.O. Box 357  
45 School Street  
Surry, Virginia 23883  
757-294-5210

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**AGENDA**

Planning Commission – December 16, 2024

**CALL TO ORDER AT 7:00 P.M.**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL / DETERMINATION OF QUORUM**

|                               |                    |
|-------------------------------|--------------------|
| Eddie Brock, Chair            | Carmen D. Judkins  |
| Giron Wooden, Jr., Vice-Chair | Theodore Lunsford  |
| Stephen Berryman              | Breyon Pierce      |
| Dianne Cheek                  | Earl Newby, Sr.    |
| David Coggin                  | William Seward, IV |
| Thomas Hardy                  |                    |

**III. ADOPTION OF MEETING AGENDA**

**IV. CONSENT ITEMS**

1. Disposition of Minutes
  - a. January 29, 2024
  - b. November 25, 2024

**V. OLD BUSINESS**

**Conditional Use Permit No. 2024-01** The Applicant, Sycamore Cross Solar, LLC, seeks a conditional use permit for a solar generation facility in Surry County. The project will span six parcels (60-1-1, 60-9, 60-17, 61-2, 61-3, 61-4) zoned M-1, Light Industrial, within Surry County and will be located along Mill Swamp Road (SR 623), Mullet Drive (SR 684), and Beechland Road (SR 626), south of White Marsh Road (SR 617). The proposed conditional use permit is part of a solar energy generation facility project to produce 240 megawatts in Surry County and Isle of Wight County. Within Surry County, the project arrays will be developed on three parcels (60-9, 60-17, and 61-3) totaling 806 acres, of which approximately 125 acres will be fenced arrays. Parcels 60-1, 61-2, and 61-4 will be easement only parcels and will contain medium voltage utility corridors. The Comprehensive Plan Map indicates that the project parcels are suitable for General Industrial Use.

VI. **NEW BUSINESS – PUBLIC HEARINGS**

**PC ORDINANCE AMENDMENT 2024-04:** The Planning Commission will consider and intends to take action on the adoption of an ordinance amendment initiated by Clenera, LLC and to the Surry County Zoning Ordinance amend Article II - Definitions and Uses, Article III – Zoning Districts and Boundaries, and Article IV – Supplementary Regulations to incorporate and add language including a new section 4-609, regarding definitions, use type descriptions, district requirements, application requirements, required plans, and performance standards for Battery Energy Storage Systems to allow this use by conditional use permit in Agricultural-Rural, M-1 and M-2 General Industrial.

I. **PUBLIC COMMENTS**

II. **COMMITTEE UPDATES**

III. **PC SECRETARY COMMUNICATIONS**

IV. **ADJOURNMENT**